

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: September 8, 2005

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	82-DR-1984#2 Scottsdale Bible Church Renovation		
LOCATION	7601 E. Shea Boulevard		
REQUEST	Request approval of a site plan, elevations, and landscaping for renovation of existing structures, including removal of one existing classroom building and construction of three (3) new buildings.		
OWNER	Scottsdale Bible Church 480-824-7248	ENGINEER	Erie & Associates 602-954-6399
ARCHITECT/ DESIGNER	Barduson Architecture 480-967-7007	APPLICANT/ COORDINATOR	Steve Barduson Barduson Architecture 480-967-7007
BACKGROUND	<p>Zoning. The site is zoned R1-35 (Single Family Residential). The R1-35 zoning district allows for 35,000 square-foot or larger residential lots. Churches and places of worship are allowed uses within this zoning district with the approval of the Development Review Board.</p> <p>Context. The developed site is located on the southeast corner of Shea Boulevard and Miller Road.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: North of Shea Boulevard is Single Family Residential (R1-35)• South: Single Family Residential (R1-18)• East: Single Family Residential (R1-18)• West: South of Gold Dust Avenue is Single Family Residential (R1-18)		
APPLICANT'S PROPOSAL	<p>Applicant's Request. Request Development Review Board approval for site plan, landscape and elevations. The scope of the project will include:</p> <ul style="list-style-type: none">• Removal of one existing classroom building.• The addition of three new buildings for family ministries.• Landscape improvements and traffic calming. <p>Development Information:</p> <ul style="list-style-type: none">• Existing Use: Church• Proposed Use: Church renovation• Parcel Size: 755,873 square feet		

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Case No. 82-DR-1984#2

- Proposed Building Sizes for this proposal:
 1. Student Ministries 6,000 square feet
 2. Children's Ministries 6,000 square feet
 3. Preschool Classroom 3,965 square feet
 4. Sunday classroom Addition 4,820 square feet
 - Total Proposed 20,785 square feet
 - Total Buildings on site 115,929 square feet
- Building Height Allowed/Proposed: 30 feet Allowed/30 feet Proposed
- Parking Required/Provided: 912 Required/1511 Provided
- Open Space Required/Provided: 155,357 square feet Required/
194,070 square feet Provided
- Far: 0.143
- Volume: 2.78:1

DISCUSSION

The Scottsdale Bible Church Master Plan was approved by the City of Scottsdale in 1982. There has been multiple staff approvals issued for the renovation of the existing buildings as well as the south parking lot.

The proposed site is currently developed; there are 6 existing buildings, and the infrastructure is in place. The proposal consists of:

- A new 6,000 square foot multi-purpose student ministries building.
- A new classroom building approximately the same size as the existing building that will be demolished (5,400 square feet).
- A new children's ministry building in front of the existing Worship Center.
- An Addition to the Multi-Purpose Building.
- Minor modifications to the internal vehicular flow on site.
- New landscaping of the main courtyard, pedestrian walkways and surrounding the proposed building areas.
- New main street style walkways to provide north-south pedestrian access through the site.
- Updated colorization of all new buildings.

Access to the site is currently from Shea Boulevard, Miller Road, and Gold Dust Avenue. Pedestrian access is provided throughout the site and will be modified to provide prominent pedestrian entrances to the campus. The landscape has been enhanced within the main courtyard and around the buildings along the west and southern areas of the property.

Building Elevations:

- The Student Ministries Building: The proposed 6,000 square foot building will be constructed of exposed gray concrete masonry block stacked and grey concrete masonry block running, sand finished stucco shape over masonry painted tan, gold, dark green, gray and light green gray. The roof is composed of corrugated metal sidings gray in color (galvalume finish). The west elevation has three (3) insulated overhead doors with galvalume finish, painted hollow metal doors, and frame with

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glazing in door painted red. There are gray metal doors on the north and south elevations.

- The cChildren's Ministries Building: The proposed 3,965 square foot building will be constructed of center-scored tan concrete masonry block combined with stucco over concrete masonry block painted light tan. There is a perforated metal deck shade canopy along all four sides painted red in color. The hollow metal doors and frames are painted red, and the aluminum storefront windows and doors are typical gray in color.
- The Preschool Ministries Building: There is a 6,013 square-foot addition proposed to the existing building. The addition will be constructed of stucco over wood stud framing with a sand finish, and a 30-foot tall tower element with no access, painted with animal patterns brown and tan in color. The building will be painted in multiple shades of tan, gray, and brown with animal patterns throughout. There are aluminum storefront doors and sidelights, clear anodized aluminum storefront glazing system, and aluminum frame glazing system for the windows.
- The Multi-Purpose Building: There will be a 4,820 square foot second story addition constructed of stucco over wood stud framing with sand finish. Paint colors will match updated colors, materials, windows, doors, windows and architectural elements to match.

The landscape palette contains colorful xeriscape plant materials that will enhance the existing landscape as well as enhancing the screening along the south and eastern base of both the proposed and existing buildings. The landscape theme consists of; Chilean Mesquite, three (3) varieties of Acacia, and trees that will be salvaged and relocated from areas of the site, Bougainvillea, Baja Fairy Duster, Red Bird of Paradise, Arizona Yellow Bells, Sage, and Ruellia. Valentine Bush shrubs will be added to bring additional color to the site, and gold and purple Lantana will be used as groundcover. There will be an approximate combined 8,312 square feet of turf along the east side of the assembly building and the multipurpose building.

OTHER BOARDS AND
COMMISSIONS

4-UP-1975, 20-DR-1975, 7-A-1978-Abandonment of Miller Road, 65-DR-1982-Classroom facility, 16-UP-1982-Church permit Master Plan, 219-DR-1983-Classroom Center and compact Parking, 114-DR-84- One story administration building and two-story classroom approximately 22,690 square feet, 82-DR-1984 New Worship Center.

STAFF
RECOMMENDATION

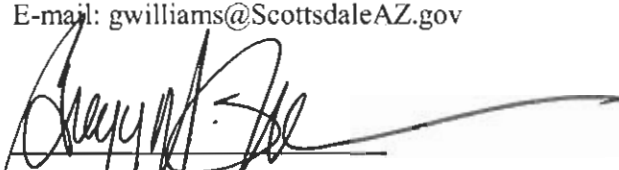
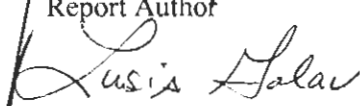
Staff recommends approval, subject to the attached stipulations.

Scottsdale Development Review Board Report
Case No. 82-DR-1984#2

STAFF CONTACT (S)

Greg Williams
Senior Planner
Phone: 480-312-4205
E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY


Greg Williams
Report Author
Lusia Galav, AICP
Interim Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Color Elevations
7. Black & White Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

PROJECT NARRATIVE

SCOTTSDALE BIBLE CHURCH

Scottsdale Bible Church Master Plan was approved by the City of Scottsdale in 1982. Since then, there has been little renovation or update to the general campus. During the past couple of years, work was completed on renovation of the Worship Center and the South Parking lot; however the remainder of the campus needs further upgrades. The changes will occur in three ways:

- Removal of one existing classroom building "A"
- Addition of three new buildings for family ministries as defined in master plan
- Landscape improvements and traffic calming

The remodel and addition of new buildings for the SBC Campus are intended to update the existing "tired and dated" style of architecture. The new concepts will incorporate a unique voice to each area of ministry while still proposing less square footage and more open space than allowed in the 1982 plan..These proposed changes will provide much-needed aesthetic improvement while diminishing noise for neighbors and improving pedestrian and vehicular safety. Specific changes and impact are noted below:

1. STUDENT MINISTRY - A new 6,000 sf multipurpose student ministries building will create a courtyard for community gatherings in the northeast of the campus. Improved pedestrian and vehicle flow along the east side of the parking lot will shield sound from neighbors. This building presents a more contemporary design to appeal to the younger generation. Its masonry structure and metal-clad façade blend a low-maintenance, high-tech habitat that encourages students to use the facility to its full extent. This building is designed as a visual cue from Shea Blvd, respectful of adjacent buildings with location and size. The multi-purpose design will accommodate active groups of teens for worship, sports, meals, and a variety of other activities all entered from the west courtyard to improve neighborhood sound privacy.
2. PRESCHOOL MINISTRY - Removal of existing classroom building "A" (5,400 sf) at the northeast of the main southern parking lot will create room for a new classroom building of approximately the same size with a courtyard/playground centerpiece which will also shield sound from neighbors to the east. This proposed Preschool Ministries building is all about fun... but at the same time it opens opportunities for religious

8/29/2005

C:\Documents and Settings\bfu\Local Settings\Temporary Internet Files\OLK29\SBC DRB Project Narrative REV1.doc

82-02-1984#2

ATTACHMENT #1

learning. The exterior of the buildings will include creative paint finishes to resemble animals from Creation and Noah's ark. However, the application will respect the toned-down color scheme of the surrounding campus and neighborhood. Reminders of God's creatures are seen in paw-prints embedded within the concrete walks, and a courtyard play land allows little ones to "slide" into the ark for imaginative adventures while providing a safe and secure environment for all.

3. CHILDREN'S MINISTRY - A proposed children's ministry building to the south edge of the main courtyard (in front of the Worship Center) is to provide a containment to the south edge of the plaza and to promote a safe area outside the worship facility. This children's building is intended for the critical kindergarten transitional years. The Central Park playground theme provide an interface with the worship plaza to the north allowing the plaza to be filled with the sounds of playful children. The building will provide a welcome update to the south edge of the campus which respects the existing stucco buildings while introducing stacked masonry (as with the Student ministries building), smooth stucco and a steel shade canopy. This building composition respects the present facility yet swardlooking to the future.
4. The child friendly entrance on the southeast corner of the campus will invite families to a secure themed children ministries neighborhood. Minor modifications to vehicular flow adjacent to pedestrian ways will help to reduce vehicle speed and make prominent pedestrian entrances to the campus safer.
5. New landscaping of main courtyard will include pedestrian walkways and landscaping to surround all proposed building areas.
6. Development of the "Main Street" style walkway will provide north-south pedestrian access through the site (west of Building E). The pedestrian oasis is provided with rich visual diversity while connecting all ministries. Stop, think and relax while seeing, touching, and experiencing the messages of hope, comfort, and encouragement embedded throughout the walkway. It will provide shade canopies, signage, a double row of palm trees and kiosks to emphasize the outdoor mall (Desert Ridge-life experience.)....
7. Updated colorization of all buildings in line with other new developments in the surrounding community will update the monochromatic existing look and enhance the neighborhood character.

ATTACHMENT #2



Scottsdale Bible Church Renovation

82-DR-1984#2

ATTACHMENT #2A

SBC MINISTRIES ADDITIONS

1811 East Third Boulevard
Scottsdale, Arizona

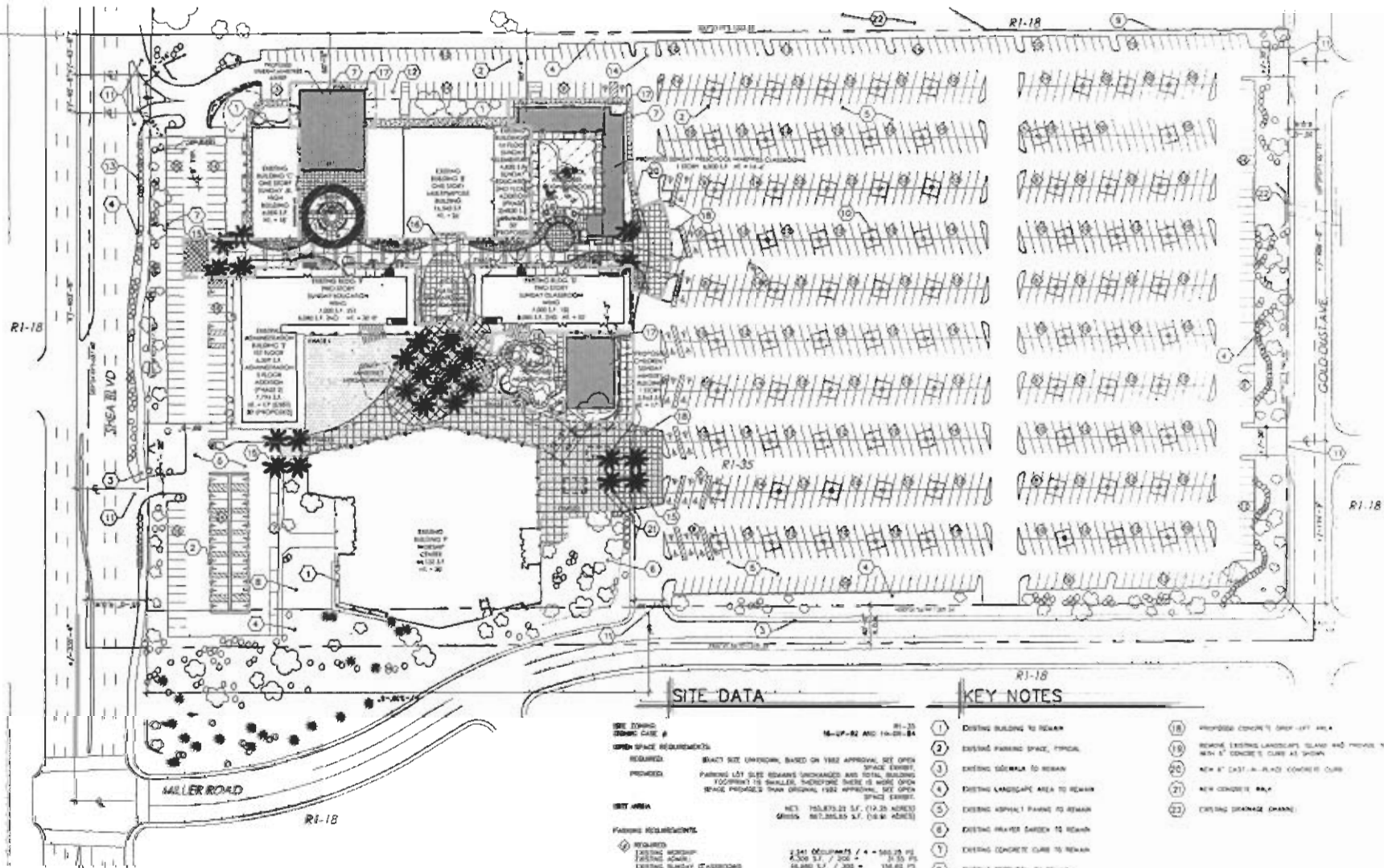


architecture

2110 South Main Avenue
Suite 2
Scottsdale, Arizona 85261
P 480.342.1234
F 480.342.1235

date Aug 12, 2008
project no. 82-DR-1984#2

A1.1



SITE DATA

SEE ZONING ORDINANCE #	R1-35 16-UP-82 AND 16-08-84
OPEN SPACE REQUIREMENTS:	
REQUIRED:	EXACT SIZE UNKNOWN, BASED ON 1982 APPROVAL. SEE OPEN SPACE EXHIBIT.
PROVIDED:	PARKING LOT SIZE REMAINS UNCHANGED AND TOTAL BUILDING FOOTPRINT IS SMALLER. THEREFORE THERE IS MORE OPEN SPACE PROVIDED THAN ORIGINAL 1982 APPROVAL. SEE OPEN SPACE EXHIBIT.
NET AREA	NET: 755,875.23 S.F. (17.25 ACRES) GROSS: 867,355.53 S.F. (19.80 ACRES)
PARKING REQUIREMENTS:	
REQUIRED:	2,341 OCCUPANTS / 4 = 585.25 PS 2,300 S.F. / 300 = 7.67 PS
EXISTING WORKSHOP	2,300 S.F. / 300 = 7.67 PS
EXISTING SUNDAY CLASSROOMS	16,343 S.F. / 300 = 54.48 PS
EXISTING MULTIPURPOSE BUILDING	8,000 S.F. / 300 = 26.67 PS
NEW PRESCHOOL / MINISTRIES BUILDING	6,000 S.F. / 300 = 20 PS
NEW SUNDAY CHILD MINISTRY BUILDING	3,865 S.F. / 300 = 12.88 PS
NEW 2ND FLOOR ADJUNCT 1 ADD.	7,778 S.F. / 300 = 25.93 PS
NEW SUNDAY 2ND FLOOR ADD.	4,870 S.F. / 300 = 16.23 PS
TOTAL PARKING REQUIRED	151.11 PS
PROVIDED	151.11 PS INCLUDING 65 ADA ACCESSIBLE PS

KEY NOTES

- EXISTING BUILDING TO REMAIN
- EXISTING PARKING SPACE, TYPICAL
- EXISTING SIDEWALK TO REMAIN
- EXISTING LANDSCAPE AREA TO REMAIN
- EXISTING ASPHALT PAVING TO REMAIN
- EXISTING HEAVY DUTY DRIVE TO REMAIN
- EXISTING CONCRETE CURB TO REMAIN
- EXISTING RETENTION TO REMAIN
- EXISTING ROAD TO REMAIN
- EXISTING PARKING LOT LANDSCAPE TO REMAIN, TYPICAL
- EXISTING DRIVE TO REMAIN
- EXISTING LOADING ZONE
- EXISTING CURB AND GUTTER
- EXISTING REFUSE ENCLOSURE TO REMAIN
- PROPOSED LANDSCAPING AT HARDSCAPE AREA
- PROPOSED CANOPY
- PROPOSED NEW BUILDING
- PROPOSED CONCRETE TO SHED LEFT AREA
- REMOVE EXISTING LANDSCAPE ISLAND AND PROVIDE NEW 8" MIN. 8" CONCRETE CURB AS SHOWN
- NEW 8" CAST-IN-PLACE CONCRETE CURB
- NEW CONCRETE RAIL
- EXISTING DRAINAGE CHANNEL

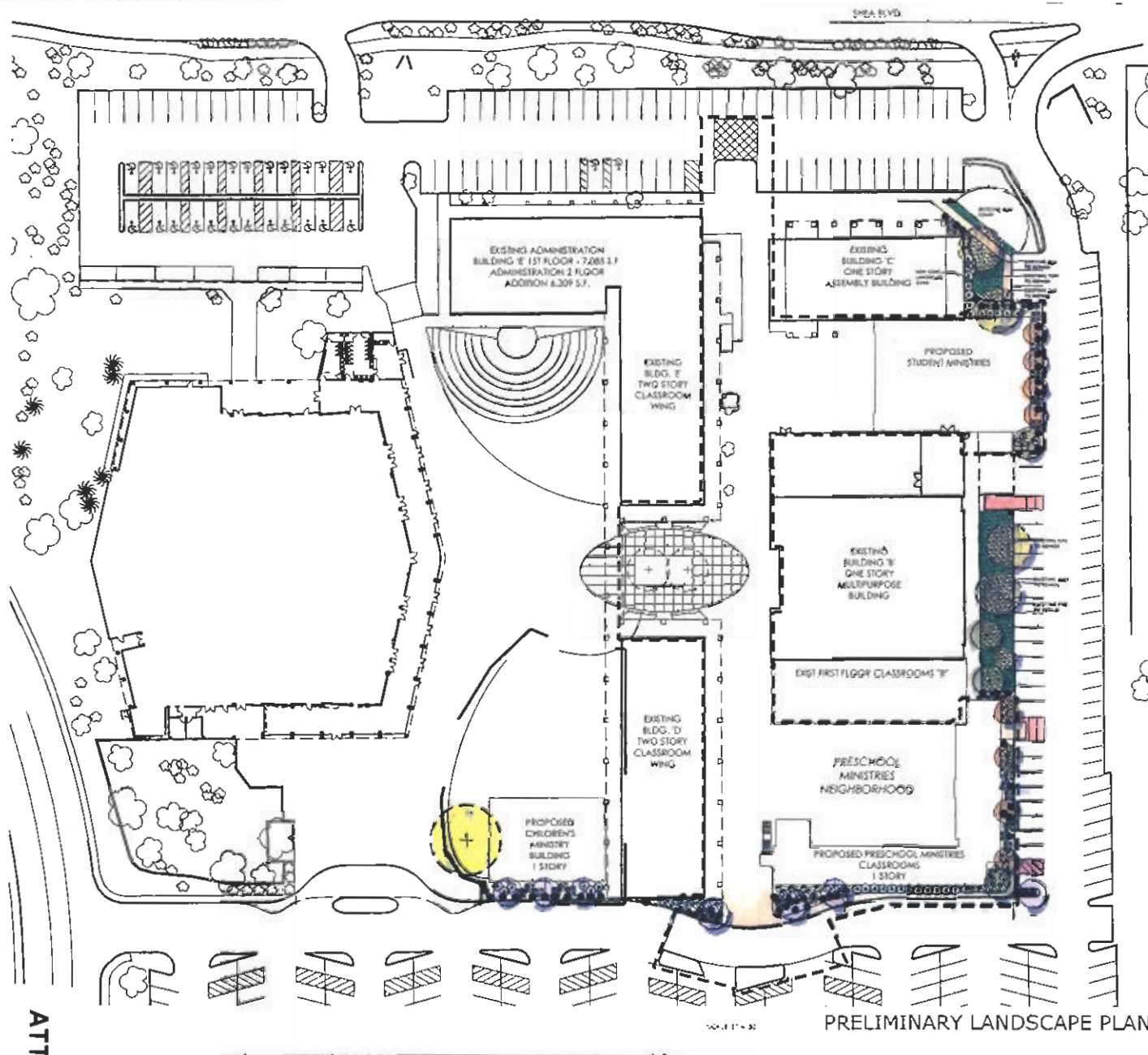
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08/15/05

1 SITE PLAN

SCALE: 1" = 30'-0"





ATTACHMENT #5

LANDSCAPE LEGEND

[illegible]

NOTE: TREES ADJACENT TO SIDEWALKS ARE TO BE TRIMMED UP TO 7'.
NOT TO BE USED IN R.I.C.H.
NOTE: ALL TREE SACS MEET TREE REQUIREMENTS

Diagram illustrating the process of stump removal using a stump puller. The diagram shows a cross-section of a tree stump being pulled out of the ground. The following components and steps are labeled:

- 1. LIGHTLY DIRT DECOMPOSED (GRAVITY DIRT REMOVAL)
- 2. 2" DIA. TREE STAGES, NUMBER 1 (2" DIA. TREE STAGES, NUMBER 1)
- 3. DO NOT STAGE THROUGH ROOTS (DO NOT STAGE THROUGH ROOTS)
- 4. LIGHTLY DIRT DECOMPOSED (GRAVITY DIRT REMOVAL)
- 5. CRYSTAL GENTLE SMALL 2 DEPT. (CRYSTAL GENTLE SMALL 2 DEPT.)
- 6. DO NOT STAGE THROUGH ROOTS (DO NOT STAGE THROUGH ROOTS)
- 7. DO NOT STAGE THROUGH ROOTS (DO NOT STAGE THROUGH ROOTS)
- 8. PLANTING SOIL MIXTURE (EASIER TO SOIL SPECIFICATIONS)
- 9. FIT WIDTH: 3/4 DIA. OF COMPACTION

TREE PLANTING W. B. BOYD




Diagram illustrating the components of a raised garden bed:

- LIGHTLY DUSTY DECOMPOSED GRANITE OVER ROOTBALL
- CREATE GENTLE SLOPE OFFERS DO NOT AGENT RAISED BEDS
- DO NOT INVERT TOP OF ROOTBALL
- PLANTING SOIL MIXTURE (REFER TO SOIL SPECIFICATION)
- PIE DEPTH: 10" EQUAL ROOTBALL PIW WIDTH: 3x DIA. OF CONTAIN

TE CALCULATIONS

WATER PLANTS 4,750 SQFT.

graph
735 440 001
conductor, alar

phone 480-777-1111
fax 480-999-1111
web site: www.mhfr.org

SBC MINISTRIES ADDITIONS

7. How did the boy feel
scolded, angry

Figure 1

NOT FOR CONSTRUCTION

Architecture

1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398</
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DATE: 01/11/2017

DATE: AUGUST 24, 2004
 PROJECT NO.: 0304

1

prelim

11.1

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Abstract



SBC MINISTRIES ADDITIONS

7501 east Shea boulevard
Scottsdale, Arizona



architectural

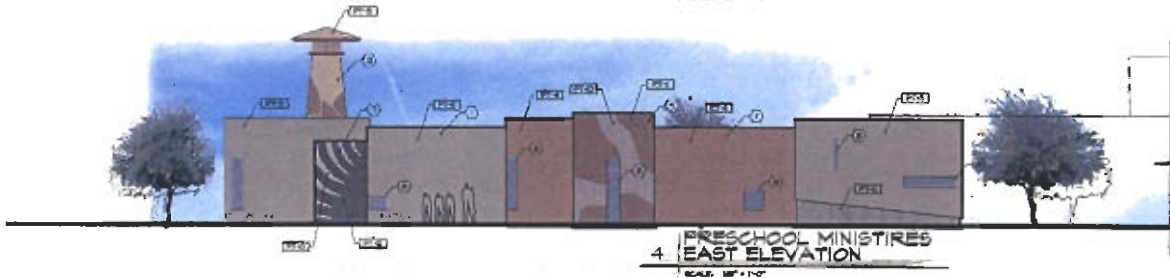
2219 South Mill Avenue
Suite 2
Lansing, Oregon 97202
T 480 967 7007
F 480 967 7117

date: MARCH 30, 2005
project no: Q304-7

A3.1A

REBUILDING CREDIT

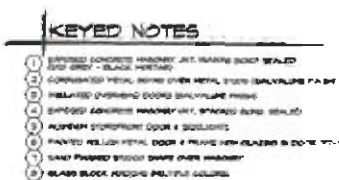
- 1) STAFFED DRIVE AND PARKING GARAGE
- 2) TRUCK LANE AND NO PARKING
- 3) ALUMINUM STORMDOOR DOORS AND HOLLOWMETAL
- 4) GLASS FRONTED ALUMINUM STORMDOOR GLASS SYSTEM
- 5) STEEL PLATED BRACE BRACKETED CANOPY PAINTED WHITE
- 6) PAINTED STEEL, GLASS
- 7) STAINLESS STEEL PAINT AND REINFORCED
- 8) ALUMINUM PLATE GLASS SYSTEM
- 9) STEEL GLASS



82-DR-1984#2
REV: 07/19/2005



STUDENT MINISTRIES BUILDING
WEST ELEVATION



STUDENT MINISTRIES BUILDING
2 NORTH ELEVATION



STUDENT MINISTRIES BUILDING
3 - EAST ELEVATION



A3.1B

CONCLUSION

REVOLUTIONARY DRUGS



COLOR LEGEND

1. EXTERIOR WALLS PAINTED #1-2

2. EXTERIOR WALLS PAINTED #1-2

3. EXTERIOR WALLS PAINTED #1-2



KEYED NOTES

1. EXTERIOR WALLS PAINTED #1-2
2. EXTERIOR WALLS PAINTED #1-2
3. EXTERIOR WALLS PAINTED #1-2
4. EXTERIOR WALLS PAINTED #1-2
5. EXTERIOR WALLS PAINTED #1-2

REVISIONS

SBC MINISTRIES ADDITIONS

3601 West Street Boulevard
Scottsdale, Arizona

architecture

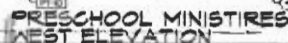
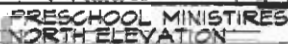
2210 South Mill Avenue
Suite 7
Tempe, Arizona 85283
T 480 967 7000
F 480 967 7177

date: MARCH 30, 2005
project no: 0304-7

A2.1C

CONCEPT DESIGN

EXTERIOR ELEVATIONS



10

-

SBC MINISTRIES ADDITIONS

- 7621 601 West Boulevard
Scottsdale, Arizona

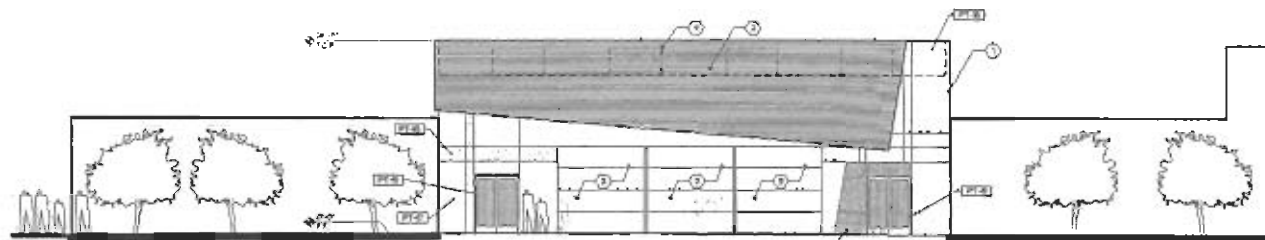
The American Cancer Society
 1515 North Avenue North
 Atlanta, Georgia 30303
 Telephone: (404) 320-3300
 Fax: (404) 320-3300



2010 Youth Hall Avenue
Suite 7
Spring, Ontario M1S 2B2
Tel: 416.947.7037
Fax: 416.947.7177
date: JUNE 27, 2005
Project no: 0304-T

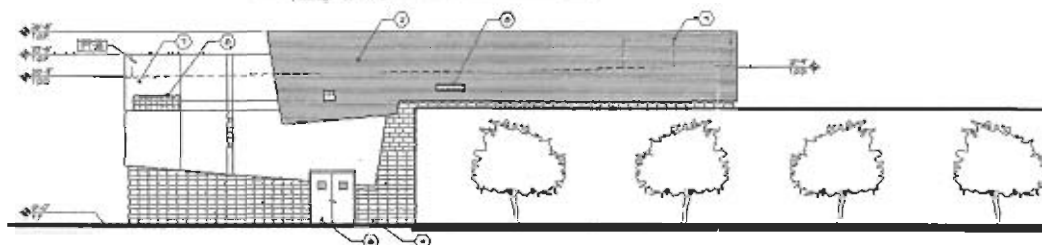
82-DR-1984#2
REV: 07/19/2005

A3.1A



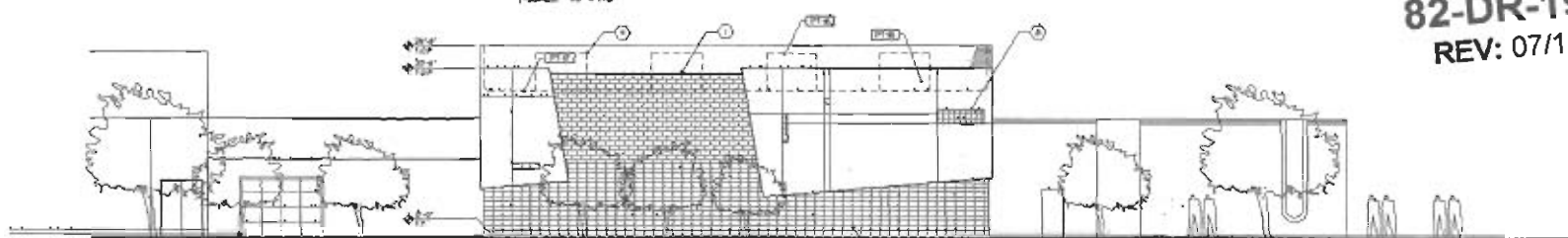
1 STUDENT MINISTRIES BUILDING
WEST ELEVATION

SCALE: 1/8" = 1'-0"



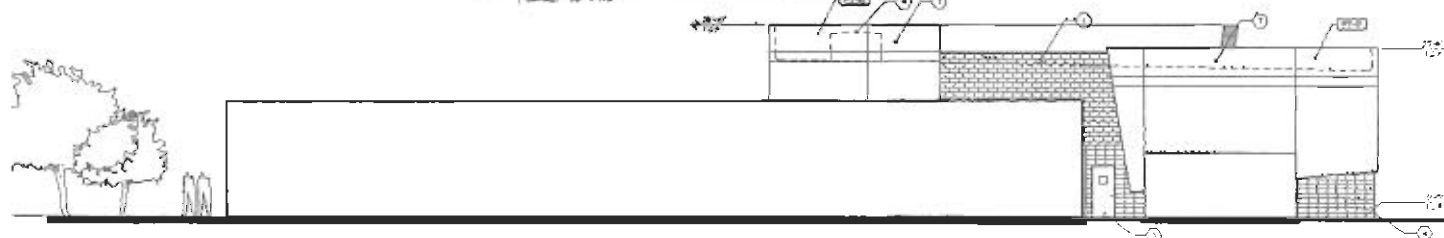
2 STUDENT MINISTRIES BUILDING
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3 STUDENT MINISTRIES BUILDING
EAST ELEVATION

SCALE: 1/8" = 1'-0"



4 STUDENT MINISTRIES BUILDING
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

COLOR LEGEND

- 1/8" 01 W/2 BROWN BRICK
LEV 1-5B
- 1/8" 02 BROWN BRICK W/ 1/2
LEV 5B & BROWN BRICK
- 1/8" 03 BROWN BRICK
LEV 1
- 1/8" 04 BROWN BRICK
LEV 5

KEYED NOTES

- 1 EXPOSED CONCRETE MASONRY (INT. FINISHES BOND, SEALED
W/ 1/2" GREY + BLACK MORTAR)
- 2 CORRUGATED METAL ROOF OVER METAL STUDS (SHALVUPE FRAME)
- 3 INSULATED OVERHEAD DOORS (SHALVUPE FRAME)
- 4 EXPOSED CONCRETE MASONRY (INT. FINISHES BOND, SEALED)
- 5 ALUMINUM STUCCO FRONT DOOR + BROWN BRICK
- 6 PAINTED YELLOW METAL DOOR + FRAME W/ 1/2" GLAZING IN DOOR (INT.)
- 7 SAND FINISHED STUCCO SHAPE OVER MASONRY
- 8 SLAB BLOCK VERTICAL SHAPE OVER MASONRY
- 9 FULLY SCREENED MECHANICAL ROOF TOP UNIT

NOTE: ALL ROOF DRAINS TO BE INTERNAL DRAIN

82-DR-1984#2
REV: 07/19/2005

7/25/05
SCHEMATIC DESIGN

**SBC
MINISTRIES
ADDITIONS**

7611 10th Street
Scottdale, Ontario



architecture

2210 10th Street
Suite 7
Scottdale, Ontario M1S 1S2
Tel: 416-297-7007
Fax: 416-297-7007
date: JUNE 21, 2005
project: 102-03047

A3.1B

SCHEMATIC DESIGN

BUILDING ELEVATIONS

Scottsdale Bible Church
7601 E Shea Blvd
Scottsdale AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input checked="" type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS <u>B</u> FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>EXIST</u> AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|--|--|

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☐ **G.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Scottsdale Bible Church Renovation Case 82-DR-1984#2

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Barduson Architecture with a staff receipt date of 7/19/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Barduson Architecture with a staff receipt date of 8/15/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Urban Graphite with a staff receipt date of 7/19/2005.
 - d. Open Space areas shall be provided to be consistent with Open Space Site Plan submitted by Barduson Architecture with a staff receipt date of 7/19/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. *"Animal patterns" on exterior elevations shall be restricted to the new Preschool Ministries Building only.*

OPEN SPACE:**DRB Stipulations**

8. *Revise Open Space Site Plan so that covered walkways are not included as part of the open space calculations, to the satisfaction of final plans staff.*

LANDSCAPE DESIGN:**DRB Stipulations**

9. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

Ordinance

10. *For each story over one (1) story, all required mature trees shall be increased in size as follows: ½-inch caliper for multi-trunk trees, and 1-inch caliper for single-trunk trees. Call out quantities and sizes of all proposed trees on the final landscape plan.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

11. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line *except for wall-mounted sconces facing internal courtyards.*
12. *Pole-mounted lighting shall consist of fixed-position fixtures only. Adjustable fixture positions are not acceptable.*
13. The individual luminaire lamp shall not exceed 250 watts.
14. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
15. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.
16. Incorporate into the project's design, the following:

Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from the property line, *with the exception of wall sconces facing internal courtyards.*

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- A. *Applicant shall provide a minimum of 36 handicap accessible spaces on site. Show location of all spaces on site plan.*

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

18. No exterior vending or display shall be allowed.
19. Flagpoles, if provided, shall be one piece, conical, and tapered.
20. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
21. *Applicant to submit separate application for lot tie prior to submittal of final plans. Approval for lot tie must be secured prior to final plans approval.*
22. *Show pedestrian connection(s) between parking lot and buildings on site plan, to the satisfaction of final plans staff.*

RELEVANT CASES:**Ordinance**

1. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 65-DR-82#2

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

23. Architectural site plan, final drainage report dated 5-26-05.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

24. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

25. Basin Configuration:

- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
- b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
- c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
- d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
- e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- B. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- D. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) New drywells are not permitted.
- E. Street Crossings:
 - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

INTERNAL CIRCULATION:**DRB Stipulations**

26. The minimum parking-aisle width must be 24 feet.
27. The internal circulation must accommodate emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- F. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations**28. Indemnity Agreements:**

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance**G. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25.00 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

H. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

I. Vista Corridor Easements:

- (1) All vista corridor easements, drainage easements and easements for stormwater storage shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations**29. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:**

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WASTEWATER:**DRB Stipulations****30. On-site sanitary sewer shall be privately owned and maintained.****31. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.**

BRIDGES:**DRB Stipulations****32. Bridges:**

- a. All proposed drainage crossings (new or modification to an existing one, if any), including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
- b. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to City staff approval, for structural review.

CONSTRUCTION REQUIREMENTS**33. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.**

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- J. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]